

# PRELIMINARY PLAT **ASHLAND RIDGE PLAT 1**

OWNER/DEVELOPER  
 HERRICK PROPERTIES, INC.  
 475 S. 50th STREET, SUITE 200, WEST DES MOINES, IOWA 50265  
 PHONE: (515) 224-1344 FAX: (515) 224-1345

RECEIVED  
 APR - 12 2010  
 CITY OF ANKENY

LAND USE  
 EXISTING: AGRICULTURE  
 PROPOSED: SINGLE FAMILY RESIDENTIAL

ZONING  
 PROPOSED: R-3 1/4  
 RESTRICTIONS: 1. LOT AREA SHALL BE 1/2 ACRE OR MORE.  
 2. THE LOT SHALL BE RECONFIGURED TO SINGLE DETACHED

SETBACKS  
 FRONT: 30'  
 REAR: 30'  
 SIDE: 10' (10' STORY - 10' TOTAL, 7' MIN. 7' STORY - 10' TOTAL, 5' MIN.)

UTILITIES  
 CITY OF ANKENY WATER SYSTEM SANITARY  
 SEWER SYSTEM - ANKENY SANITARY SEWER SYSTEM

LEGAL DESCRIPTION  
 PARCEL 10 OF THE PLAT OF SURVEY DATED APRIL 3, 2008 AND RECORDED  
 IN PUBLIC RECORDS OF THE CITY OF ANKENY, POLK COUNTY,  
 IOWA, IN BOOK 100, PAGE 100. THIS PLAT IS A PART OF THE  
 SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL  
 EASEMENTS OF RECORD.

NOTES:  
 1. LOTS 10, 11, 12, 13 AND 14 TO BE DEDICATED TO THE CITY  
 OF ANKENY FOR PUBLIC USE AND TO BE USED FOR PARKLAND.  
 2. HERRICK PROPERTIES, INC. WILL CONSTRUCT THE PORTION  
 OF THE PLAT OF SURVEY DATED APRIL 3, 2008 AND RECORDED  
 IN PUBLIC RECORDS OF THE CITY OF ANKENY, POLK COUNTY,  
 IOWA, IN BOOK 100, PAGE 100. THIS PLAT IS A PART OF THE  
 SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL  
 EASEMENTS OF RECORD.

LEGEND  
 DISTINGUISHING PLAT BOUNDARY  
 STORM SEWER & SIZE  
 SANITARY SEWER & SIZE  
 WATER MAIN & SIZE  
 PARKWAY  
 FIRE HYDRANT  
 FIRE HYDRANT  
 VALVE  
 F.E.B.  
 EXISTING CONTOURS  
 PROPOSED CONTOURS  
 SILT FENCE OR  
 APPROVED FILTRATION SOCK

CERTIFICATION  
 I, HERBERT CRAWFORD, CIVIL ENGINEER, DO HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT  
 WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A duly  
 LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS  
 OF THE STATE OF IOWA.  
 HERBERT CRAWFORD, CIVIL ENGINEER, NO. 104  
 475 S. 50th STREET, SUITE 200, WEST DES MOINES, IOWA 50265  
 PHONE: (515) 224-1344 FAX: (515) 224-1345

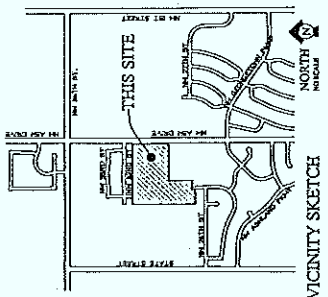
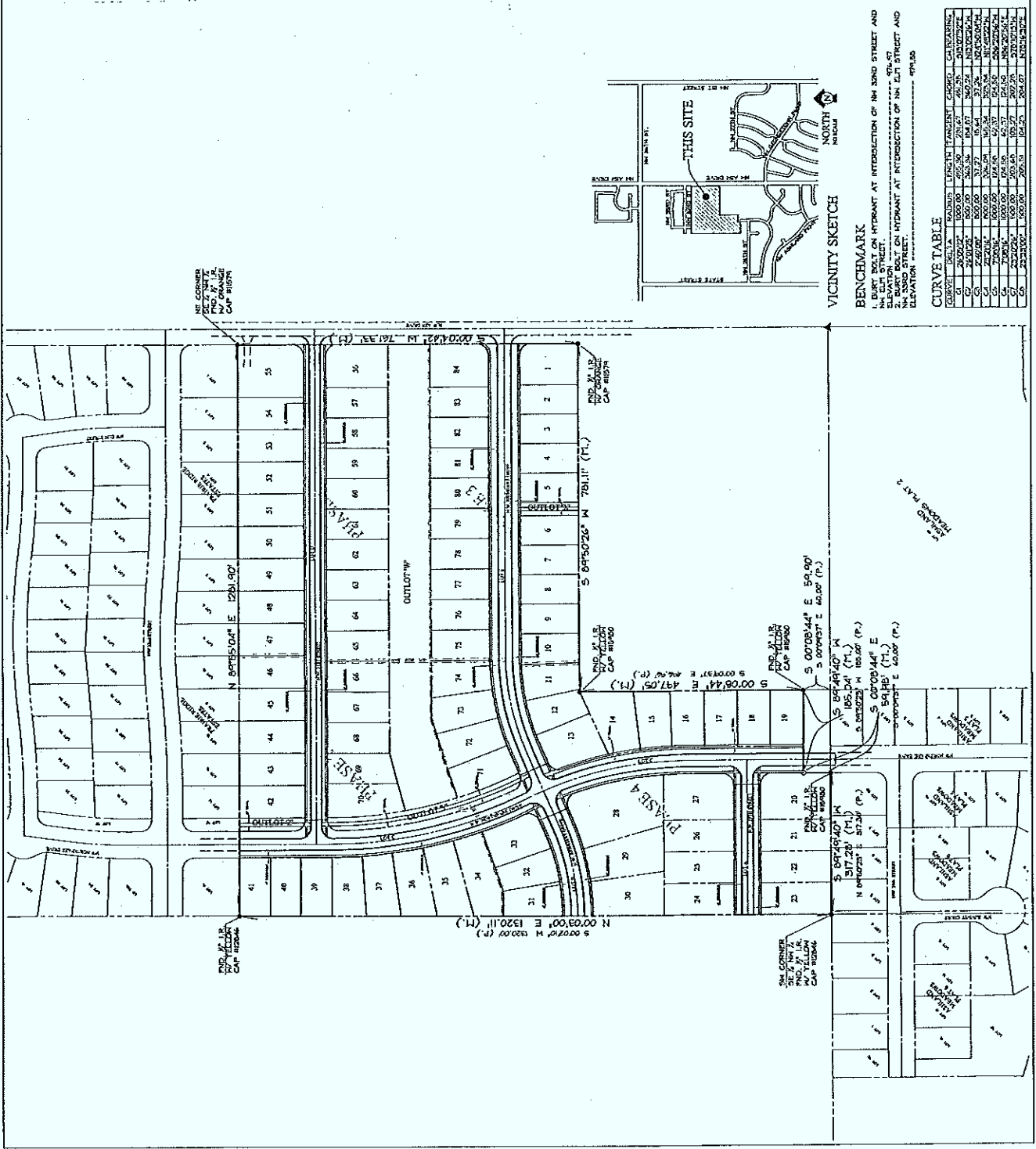
COOPER CRAWFORD  
 & ASSOCIATES, L.L.C.  
 CIVIL ENGINEERS  
 475 S. 50th STREET, SUITE 200, WEST DES MOINES, IOWA 50265  
 PHONE: (515) 224-1344 FAX: (515) 224-1345

JOB NUMBER  
 CC  
 0534

SCALE: 1"=100'

PRELIMINARY PLAT  
 ASHLAND RIDGE PLAT 1

SHEET  
 1 OF 3

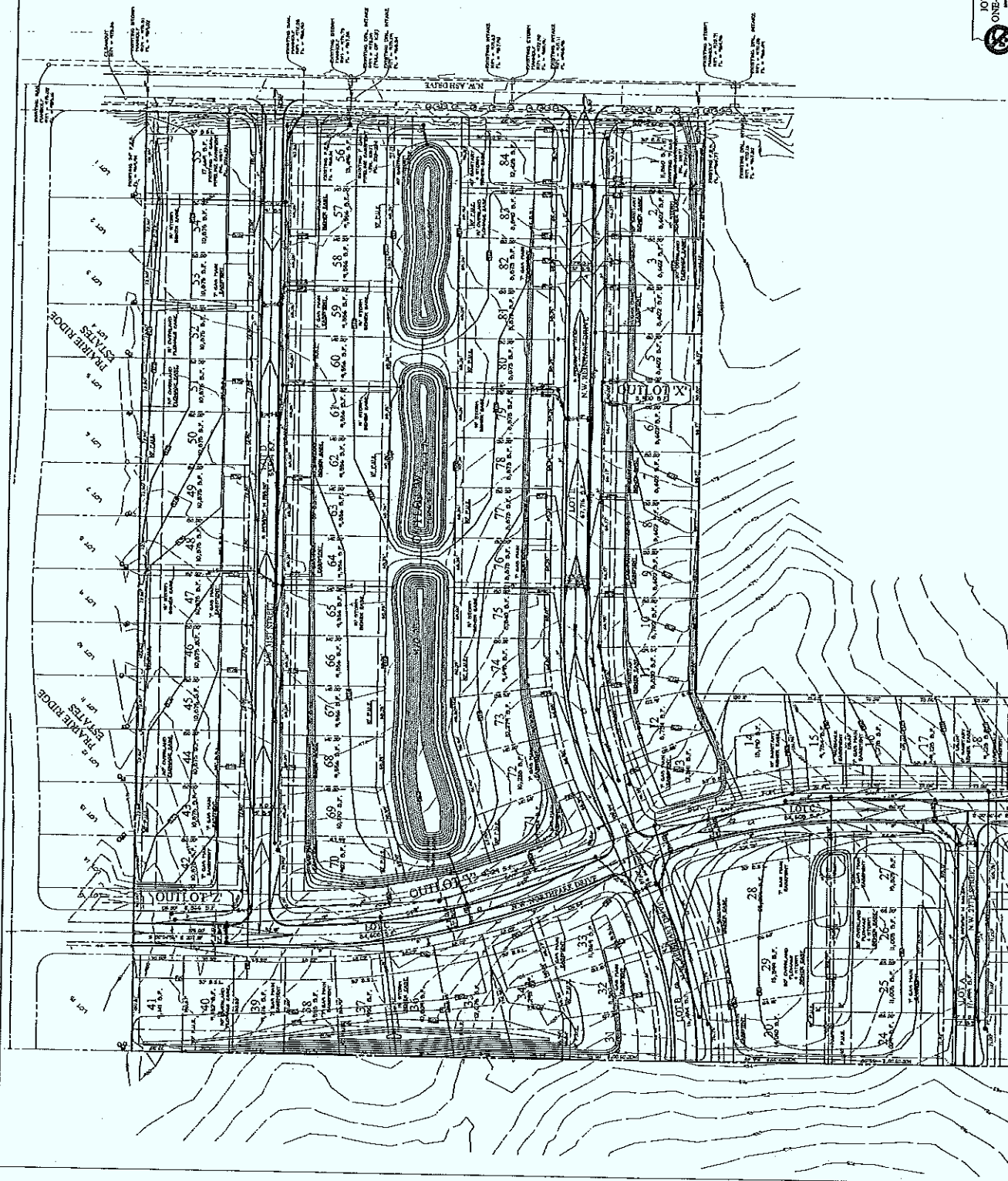


**BENCHMARK**  
 1. BURN BOLT ON HYDRANT AT INTERSECTION OF N 10th STREET AND  
 E 1st STREET  
 2. BURN BOLT ON HYDRANT AT INTERSECTION OF N 11th STREET AND  
 E 1st STREET  
 3. BURN BOLT ON HYDRANT AT INTERSECTION OF N 12th STREET AND  
 E 1st STREET  
 4. BURN BOLT ON HYDRANT AT INTERSECTION OF N 13th STREET AND  
 E 1st STREET  
 5. BURN BOLT ON HYDRANT AT INTERSECTION OF N 14th STREET AND  
 E 1st STREET  
 6. BURN BOLT ON HYDRANT AT INTERSECTION OF N 15th STREET AND  
 E 1st STREET  
 7. BURN BOLT ON HYDRANT AT INTERSECTION OF N 16th STREET AND  
 E 1st STREET  
 8. BURN BOLT ON HYDRANT AT INTERSECTION OF N 17th STREET AND  
 E 1st STREET  
 9. BURN BOLT ON HYDRANT AT INTERSECTION OF N 18th STREET AND  
 E 1st STREET  
 10. BURN BOLT ON HYDRANT AT INTERSECTION OF N 19th STREET AND  
 E 1st STREET  
 11. BURN BOLT ON HYDRANT AT INTERSECTION OF N 20th STREET AND  
 E 1st STREET  
 12. BURN BOLT ON HYDRANT AT INTERSECTION OF N 21st STREET AND  
 E 1st STREET  
 13. BURN BOLT ON HYDRANT AT INTERSECTION OF N 22nd STREET AND  
 E 1st STREET  
 14. BURN BOLT ON HYDRANT AT INTERSECTION OF N 23rd STREET AND  
 E 1st STREET  
 15. BURN BOLT ON HYDRANT AT INTERSECTION OF N 24th STREET AND  
 E 1st STREET  
 16. BURN BOLT ON HYDRANT AT INTERSECTION OF N 25th STREET AND  
 E 1st STREET  
 17. BURN BOLT ON HYDRANT AT INTERSECTION OF N 26th STREET AND  
 E 1st STREET  
 18. BURN BOLT ON HYDRANT AT INTERSECTION OF N 27th STREET AND  
 E 1st STREET  
 19. BURN BOLT ON HYDRANT AT INTERSECTION OF N 28th STREET AND  
 E 1st STREET  
 20. BURN BOLT ON HYDRANT AT INTERSECTION OF N 29th STREET AND  
 E 1st STREET  
 21. BURN BOLT ON HYDRANT AT INTERSECTION OF N 30th STREET AND  
 E 1st STREET  
 22. BURN BOLT ON HYDRANT AT INTERSECTION OF N 31st STREET AND  
 E 1st STREET  
 23. BURN BOLT ON HYDRANT AT INTERSECTION OF N 32nd STREET AND  
 E 1st STREET  
 24. BURN BOLT ON HYDRANT AT INTERSECTION OF N 33rd STREET AND  
 E 1st STREET  
 25. BURN BOLT ON HYDRANT AT INTERSECTION OF N 34th STREET AND  
 E 1st STREET  
 26. BURN BOLT ON HYDRANT AT INTERSECTION OF N 35th STREET AND  
 E 1st STREET  
 27. BURN BOLT ON HYDRANT AT INTERSECTION OF N 36th STREET AND  
 E 1st STREET  
 28. BURN BOLT ON HYDRANT AT INTERSECTION OF N 37th STREET AND  
 E 1st STREET  
 29. BURN BOLT ON HYDRANT AT INTERSECTION OF N 38th STREET AND  
 E 1st STREET  
 30. BURN BOLT ON HYDRANT AT INTERSECTION OF N 39th STREET AND  
 E 1st STREET  
 31. BURN BOLT ON HYDRANT AT INTERSECTION OF N 40th STREET AND  
 E 1st STREET

**CURVE TABLE**

STATION	CHORD BEARING	CHORD LENGTH	CHORD BEARING	CHORD LENGTH
1	S 89°50'26" E	781.11'	N 00°03'00" E	1320.00'
2	S 89°50'26" E	781.11'	N 00°03'00" E	1320.00'
3	S 89°50'26" E	781.11'	N 00°03'00" E	1320.00'
4	S 89°50'26" E	781.11'	N 00°03'00" E	1320.00'
5	S 89°50'26" E	781.11'	N 00°03'00" E	1320.00'
6	S 89°50'26" E	781.11'	N 00°03'00" E	1320.00'
7	S 89°50'26" E	781.11'	N 00°03'00" E	1320.00'
8	S 89°50'26" E	781.11'	N 00°03'00" E	1320.00'
9	S 89°50'26" E	781.11'	N 00°03'00" E	1320.00'
10	S 89°50'26" E	781.11'	N 00°03'00" E	1320.00'
11	S 89°50'26" E	781.11'	N 00°03'00" E	1320.00'
12	S 89°50'26" E	781.11'	N 00°03'00" E	1320.00'
13	S 89°50'26" E	781.11'	N 00°03'00" E	1320.00'
14	S 89°50'26" E	781.11'	N 00°03'00" E	1320.00'
15	S 89°50'26" E	781.11'	N 00°03'00" E	1320.00'
16	S 89°50'26" E	781.11'	N 00°03'00" E	1320.00'
17	S 89°50'26" E	781.11'	N 00°03'00" E	1320.00'
18	S 89°50'26" E	781.11'	N 00°03'00" E	1320.00'
19	S 89°50'26" E	781.11'	N 00°03'00" E	1320.00'
20	S 89°50'26" E	781.11'	N 00°03'00" E	1320.00'
21	S 89°50'26" E	781.11'	N 00°03'00" E	1320.00'
22	S 89°50'26" E	781.11'	N 00°03'00" E	1320.00'
23	S 89°50'26" E	781.11'	N 00°03'00" E	1320.00'
24	S 89°50'26" E	781.11'	N 00°03'00" E	1320.00'
25	S 89°50'26" E	781.11'	N 00°03'00" E	1320.00'
26	S 89°50'26" E	781.11'	N 00°03'00" E	1320.00'
27	S 89°50'26" E	781.11'	N 00°03'00" E	1320.00'
28	S 89°50'26" E	781.11'	N 00°03'00" E	1320.00'
29	S 89°50'26" E	781.11'	N 00°03'00" E	1320.00'
30	S 89°50'26" E	781.11'	N 00°03'00" E	1320.00'
31	S 89°50'26" E	781.11'	N 00°03'00" E	1320.00'
32	S 89°50'26" E	781.11'	N 00°03'00" E	1320.00'
33	S 89°50'26" E	781.11'	N 00°03'00" E	1320.00'
34	S 89°50'26" E	781.11'	N 00°03'00" E	1320.00'
35	S 89°50'26" E	781.11'	N 00°03'00" E	1320.00'
36	S 89°50'26" E	781.11'	N 00°03'00" E	1320.00'
37	S 89°50'26" E	781.11'	N 00°03'00" E	1320.00'
38	S 89°50'26" E	781.11'	N 00°03'00" E	1320.00'
39	S 89°50'26" E	781.11'	N 00°03'00" E	1320.00'
40	S 89°50'26" E	781.11'	N 00°03'00" E	1320.00'

# PRELIMINARY PLAT



## BENCHMARK

1. BURY BOLT ON HYDRANT AT INTERSECTION OF NW 23RD STREET AND NW 4TH STREET. ELEVATION ----- 974.97

2. BURY BOLT ON HYDRANT AT INTERSECTION OF NW 4TH STREET AND NW 23RD STREET. ELEVATION ----- 975.60

### LEGEND

- 
- Legend:
- PLANT BOUNDARY
  - STORM DRAINER & SIZE
  - MANITARY SPOKER & SIZE
  - MAIN & SIZE
  - MANHOLE
  - STORM INTAKE
  - FIRE HYDRANT
  - VALVE
  - F.E.D.
  - EXISTING CONTOURS
  - PROPOSED CONTOURS
  - SILT FENCE OR APPROVED FILTRATION SO

**COOPER CRAWFORD**  
& ASSOCIATES, L.L.C.  
CIVIL ENGINEERS

475 S. 50th STREET, SUITE 300, WEST DES MOINES, IOWA 50265  
PHONE: (515) 274-3344 FAX: (515) 274-3345

**OF NUMBER**

8

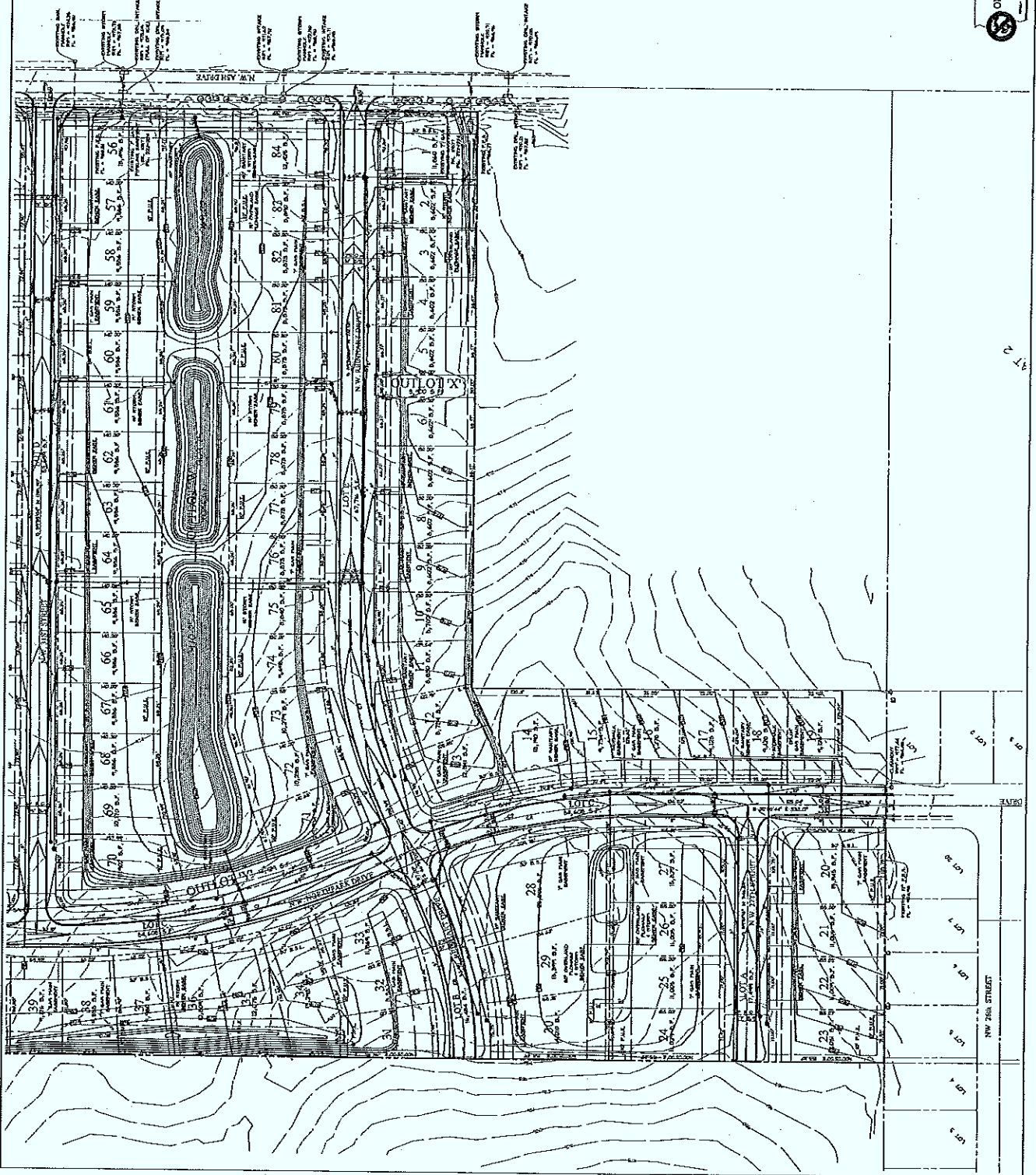
0534

## RESULTS

2002

1

# PRELIMINARY PLAT ASHLAND RIDGE PLAT 1



## BENCHMARK

1. BURY DOLT ON HYDRANT AT INTERSECTION OF NW 2ND STREET AND NW 25TH STREET. ELEVATION 976.47
2. BURY DOLT ON HYDRANT AT INTERSECTION OF NW 25TH STREET AND NW 26TH STREET. ELEVATION 974.50

## LEGEND

- EXISTING/PROPOSED
- PLAT BOUNDARY
  - STORM DRAIN 4" SIZE
  - SANITARY DRAIN 4" SIZE
  - WATER MAIN 4" SIZE
  - STORM INTAKE
  - FIRE HYDRANT
  - VALVE
  - F.E.S.
  - EXISTING CONTOURS
  - PROPOSED CONTOURS
  - SILT TRAP OR APPROVED FILTRATION DECK

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& ASSOCIATES, L.L.C.**  
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WWW.COOPER-CRAWFORD.COM



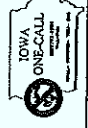
SCALE: 1"=40'

CC

0534

SHEET 3 OF 3

PRELIMINARY PLAT  
ASHLAND RIDGE PLAT 1







1 inch = 500 feet



Plan and Building Department  
 220 West First Street  
 Ankeny, IA 50023-1751  
 (515)963-3550 - (515)963-3535 fax  
[www.ankenyiowa.gov](http://www.ankenyiowa.gov)

## **Meeting Minutes**

### **Plan & Zoning Commission Meeting**

Tuesday, April 20, 2010

Ankeny City Hall – City Council Chambers

410 W. First Street, Ankeny, Iowa

### **CALL TO ORDER**

The April 20, 2010 meeting of the Plan & Zoning Commission was called to order at 6:30 pm by Chairman T.Ripper.

### **ROLL CALL**

Members present: D.Fliger, D.Godwin, S.Lawrence, S.Odson, G.Pareti, T.Ripper, L.Voigt.

Absent: T.Anliker, J.Austen. Staff present: J.Peterson, E.Jensen, S.Perkins, T.Kuhn.

### **BUSINESS ITEMS**

#### **Item #3. Ashland Ridge Plat 1 Preliminary Plat**

**Staff Report:** S.Perkins presented the plat drawing and aerial showing Ashland Ridge Preliminary Plat located west of NW Ash Drive, north of Ashland Ridge Elementary school. It is proposed as an 84 lot subdivision on 28 acres. She explained that the property was rezoned from R-1 to R-3 with conditions in October 2009. Restrictions placed on the parcel included single family detached lots only and lots adjacent to Prairie Ridges Estates to the north and Ashland Meadows to the south were required to be at least 70-feet in width and the developer should try to match property lines. S.Perkins stated that the preliminary plat complies with the restrictions placed on the rezoning. Kimberly Properties Inc. has proposed 4 phases for developing the property. Street development includes two east/west streets accessing NW Ash Drive and a north/south street, NW Northpark Drive connecting Prairie Ridge Estates to Ashland Meadows. In addition to 4-foot public sidewalks along all streets, an 8-foot trail is in place along NW Ash Drive, an 8-foot trail connects to Ashland Ridge Elementary School between lots 5 & 6, and an 8-foot trail will extend along the east side of NW Northpark Drive from NW 32<sup>nd</sup> Street to NW 26<sup>th</sup> Street with a portion of the southern piece of 8-foot trail placed in a 5-foot wide sidewalk easement. 8-inch water main will be extended through the property. The majority of the storm water will be collected in a bluebelt designated as Outlot W a detention and water quality system designed to release storm water at a 5-year pre-developed rate. Staff recommends the Plan and Zoning Commission recommend City Council approval of the Ashland Ridge Plat 1 Preliminary Plat and recommend City Council authorization of cost participation for the eight-foot trail on NW Northpark Drive.

D.Godwin asked who will own Outlot W. S.Perkins responded that if it is designed to meet city standards, the city will take ownership and be responsible for maintenance.

Motion by G.Pareti to recommend City Council approval of the Ashland Ridge Plat 1 Preliminary Plat and recommend City Council authorization of cost participation for the eight-foot trail on NW Northpark Drive. Second by S.Lawrence. All voted aye. Motion carried 7 – 0.



**Agenda Item:** Ashland Ridge Plat 1 Preliminary Plat  
**Report Date:** April 14, 2010  
**Prepared by:** Seana E. Perkins, AICP *ESP*  
Associate Planner

### **STAFF RECOMMENDATION**

That the Plan and Zoning Commission recommend City Council approval of the Ashland Ridge Plat 1 Preliminary Plat and recommend City Council authorization of cost participation for the eight-foot trail on NW Northpark Drive.

### **PROJECT SUMMARY**

Ashland Ridge Plat 1 Preliminary Plat is an 84-lot subdivision and is 28.58 acres in size. The development is located north of Ashland Ridge Elementary School and approximately 130 feet south of the NW 32<sup>nd</sup> Street and NW Ash Drive intersection. The property was recently rezoned, via City Council approval Ordinance No. 1654, from R-1, One-family Residence District to R-3, Multiple-family Residence District, subject to the following restrictions:

1. The plat will be restricted to single detached dwellings.
2. The future lots that will directly abut Prairie Ridge Estates lots to the north and Ashland Meadows lots to the south shall be a minimum of 70 feet in width and the developer shall match the proposed and existing property lines as much as practicable.

All of the lots in the Ashland Ridge Plat 1 Preliminary Plat are proposed to be single family residential lots and meet the R-3 standards and the restrictions of the rezoning.

### **PROJECT REPORT**

The developer of Ashland Ridge Plat 1 is Kimberley Properties, Inc. Four phases are indicated on the Preliminary Plat, the first phase would include 19 single family residential lots and a portion of a storm drainage detention area, located on either side of the northernmost proposed street, NW 31<sup>st</sup> Street.

#### **Streets**

Ashland Ridge Plat 1 proposes to directly access NW Ash Drive to the east at NW 31<sup>st</sup> Street and NW Reinhart Drive. Connectivity is also provided to the north and south by continuing NW Northpark Drive. Two streets have been stubbed to the west for future extension, NW 27<sup>th</sup> Street and NW Reinhart Drive.

NW Reinhart Drive is designated as a minor collector street with a right-of-way width of 70 feet and a pavement width of 31 feet. NW Northpark Drive and NW 27<sup>th</sup> Street are designated as

normal residential streets with a 60-foot right-of-way width and a 27-foot pavement width. The remaining street, NW 31<sup>st</sup> Street, is designated as a special looping street with a 25-foot pavement width in a 50-foot right-of-way.

Four-foot sidewalks are proposed within the right-of-way of all of the public streets. A continuation of an eight-foot trail will be extended southward from Prairie Ridge Estates on the eastern side of NW Northpark Drive. In consideration of the outlots that include the eight-foot trail in NW Northpark Drive in Prairie Ridge Estates to the north, the applicant is proposing Outlot Z and Outlot Y, to be dedicated to the City of Ankeny as parkland. Ashland Ridge Elementary has an existing eight-foot trail that extends westward from their site to NW Northpark Drive, just to the south of the plat boundary. In an effort to connect to that existing trail, the applicant will extend the eight-foot trail across Lots 13 through 19, partially within a five-foot sidewalk easement. The depth of Lots 13 through 19 preclude the ability to add another Outlot. The Ankeny Community School District also plans to extend an eight-foot trail northward from their site to Outlot X. The applicant has included a note on the Preliminary Plat that Outlot X will be transferred to the Ankeny Community School District through the Final Plat.

#### **Utilities**

This development will be served by extending eight-inch water mains and eight-inch sanitary sewer mains throughout the street system. Storm water will be detained within a 20-foot wide overland flowage easement on lots 1 through 4 and within a 30-foot wide overland flowage easement in the backyards of Lots 24 through 30 and Lots 42 through 55. Lots 5 through 23 will access the storm system directly via six-inch storm sewer pipes in the adjacent rights-of-way. Storm water from the streets and from Lots 56 through 84 will enter a system called a Bluebelt within Outlot W. The Bluebelt is a detention and water quality system proposed to release storm water at a five year pre-developed rate. Lots 31 through 41 will collect the storm water and discharge the water to the Bluebelt.

Detailed storm water calculations will be required to be submitted with the final plat and will be reviewed by staff at that time.

#### **Parkland dedication**

Outlot Y and Outlot Z, which contain the eight-foot trail, are proposed to be dedicated to the City through the final plat process as parkland. With the two outlots deducted from the parkland dedication equation, the developer will be obligated through the final plat process to either dedicate the remaining 1.03 acres of parkland or to pay a fee in lieu of parkland dedication.